

Section 6.24. M-1 Limited Industrial District.

		USES PERMITTED			
		2. Unrestricted Uses		3. Restricted Uses	
		a. Principal Uses	b. Accessory Uses	a. Use	b. Applicable Provisions of Article XIII Section 13.2
1. District Intent		<p>The provisions of the M-1 District are intended to apply to urban areas with convenient access to transportation facilities, where light manufacturing, processing, storage and other activities compatible with light industrial operations are permitted. The district is not intended to accommodate heavier industrial operations which may contain objectionable or blighting influences or to accommodate commercial or residential development which would restrict the principal industrial operations.</p>	<p>(1) Broadcasting studios. (2) Warehousing in enclosed structures. (3) Communications and utility activities. (4) Transportation activities. (5) Wholesale activities. (6) Bottling plants. (7) Manufacturing and assembly—precision instruments and goods. (8) Printing, publishing and allied industries. (9) Laboratories, research and development activities. (10) Veterinary hospitals. (11) Kennels. (12) Self-supporting transmission tower.</p>	<p>(1) Guyed mast transmission tower. (2) Customary accessory uses and structures clearly incidental to one or more permitted uses and structures.</p>	<p>Subsection 5, specifically: The base of the tower shall setback from the perimeter property lines a minimum of 20% of the height of the tower.</p>
DEVELOPMENT STANDARDS					
				5. Minimum Building Setbacks*	6. Maximum Building Restrictions
				<p>a. Lot or Site Area b. Lot Width c. Lot Depth d. Front</p>	<p>a. Lot Coverage or Floor Area Ratio b. Building Height</p>
Use Category				<p>b. Side Interior Lot c. Side-Corner Lot d. Rear</p>	
				<p>25 feet None, except 15 feet when adjoining a residential district.</p>	<p>None except 40 ft. within 150 ft. of any district restricted to 35 ft. or less.</p>
				20 feet 10 feet	—

*See Section 9.9.

(Ord. No. 73-0-1361, § 1, 6-26-73; Ord. No. 78-0-1665, § 7, 1
 0024, § 13, 3-9-88)

Section 6.3. A-2 Agricultural District.

1. District Intent	USES PERMITTED			
	2. Unrestricted Uses		3. Restricted Uses	
	a. Principal Uses	b. Accessory Uses	c. Use	d. Applicable Provisions of Article XIII Section 13.3
The provisions of the A-2 District are intended to apply to non-urban areas wherein normal agricultural activities, outdoor recreational activities, certain residential development activities and other uses compatible with agricultural uses are carried on. The regulations in this district are intended to permit a variety of activities which may require non-urban locations and at the same time minimize possible blighting influences of intensive uses on adjacent properties.	<ul style="list-style-type: none"> (1) Same as in the RA Rural Agricultural District, and in addition, the following: (2) Commercial riding stables (3) Commercial kennels, veterinary hospitals, (Unincorporated Area) (4) Self-supporting transmission tower. 	<ul style="list-style-type: none"> (1) Retail sales of agricultural commodity products produced on the premises. (2) Customer accessory uses and structures clearly incidental to one or more permitted uses and structures. 	<ul style="list-style-type: none"> (1) Airports and landing fields (2) Sawmills, planing mills, grain mills, not crushing plants, transportation mills and other activities utilizing the natural resources of the region (3) Commercial camping areas. (4) Resource development activities. 	<p>Sub-Section 6, specifically:</p> <ul style="list-style-type: none"> a. Airports shall be planned and operated in accordance with applicable Federal regulations and controls. b. Private landing fields shall be located at least 500 feet from property lines. <p>Sub-Section 3, 5, specifically:</p> <ul style="list-style-type: none"> a. All buildings and outside structures associated with the use shall setback a minimum of 200 feet from the nearest off-site residence, residential zoning district, or subdivision intended primarily for residential land use. b. Sanitary facilities shall be provided. c. Not more than 10 campers per acre shall be provided. d. Individual septic tanks, runways, and accessory structures shall be located to meet the minimum building setback standards from the exterior property lines of the camp ground. <p>Sub-Section 3, 5, specifically:</p> <ul style="list-style-type: none"> a. A plan to submitted demonstrating protection of adjacent properties and public interest which shall include but not be limited to the following: (1) The resource development activity, all temporary uses and structures, internal roadways, and driveways onto the adjacent streets shall be setback a maximum of 100 feet from the perimeter property boundaries or 300 feet from the nearest off-site residence, residential zoning district, or subdivision intended primarily for residential land use whenever distance is greater. This setback standard may be reduced if lots of a subject is approved or existing by the adjacent property owner or developer prior to the plan approval or if the adjacent property is also used as a resource development activity. (2) A plan of vehicular access to land from the demonstrated that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, used for residential land use, or containing subdivisions less intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the local government comprehensive plan and the Tallahassee-Lee County Long Range Transportation Plan. (3) A land reclamation plan shall be submitted demonstrating that upon termination of the activity, the land shall be returned to a condition that will allow an effective reuse comparable to surrounding properties. <p>Sub-Section 1, 2, 3, specifically:</p> <ul style="list-style-type: none"> a. Structures shall be erected for a period of time not to exceed 18 days. <p>Sub-Section 1, 5, specifically:</p> <ul style="list-style-type: none"> a. Such uses shall be at least 3,000 feet from an existing residence, residential zoning district or subdivision intended for residential land use. b. Where provided, artificial lighting shall be designed to eliminate the possibility of glare on adjacent properties. c. Public wastewater facilities shall be provided. d. Direct vehicular access shall be provided to an external or major collector roadway as identified in the adoptive local government comprehensive plan.
			<ul style="list-style-type: none"> (5) Temporary structures, including carnivals, circuses and other temporary commercial amusement activities, and religious gatherings, for special events of a temporary nature. (6) Permanent recreational facilities including race tracks. 	<p>Sub-Section 1, 5, specifically:</p> <ul style="list-style-type: none"> a. Such uses shall be at least 3,000 feet from an existing residence, residential zoning district or subdivision intended for residential land use. b. Where provided, artificial lighting shall be designed to eliminate the possibility of glare on adjacent properties. c. Public wastewater facilities shall be provided. d. Direct vehicular access shall be provided to an external or major collector roadway as identified in the adoptive local government comprehensive plan.

Section 6.25. M-2 General Industrial District.

1. District Intent	USES PERMITTED				
	2. Unrestricted Uses		3. Restricted Uses		
	a. Principal Uses	b. Accessory Uses	a. Use	b. Applicable Provisions of Article XIII Section 13.2	
The provisions of the M-2 District are intended to apply to urban areas with convenient access to transportation facilities, wherein a large variety and quantity of industrial operations are permitted. The district is intended to accommodate most industrial activities which do not detrimentally affect the environment, but it is not intended to accommodate those commercial or residential uses which may restrict or hamper the industrial operations.	<ul style="list-style-type: none"> (1) Retail building materials (2) Restaurants and delicatessens (3) Cocktail lounges and bars (4) Service stations with major mechanical repairs (5) Automotive repairs (6) Automotive - retail, tires, batteries and accessories (7) Automotive - retail, parts and equipment (8) Automotive sales and rentals, franchised dealers only (9) Repair services—general (furniture, and similar uses excluding automotive). (10) Veterinary hospitals. (11) Kennels. (12) Broadcasting studios. (13) Laundries and dry cleaning establishments. (14) Off-street parking facilities; service station without major mechanical repairs as an accessory use. (15) Warehousing in enclosed structures. (16) Warehousing including open storage except salvage yards. (17) Warehousing including tank storage. (18) Communications and utilities activities. (19) Transportation activities, freight handling. (20) Wholesale activities. (21) Food processing excluding slaughter houses. (22) Manufacturing and assembly, precision instruments and goods. (23) Textiles and textile products. (24) Apparel and accessories. (25) Lumber, wood, furniture and fixtures. (26) Chemicals and allied products. (27) Rubber, plastic and allied products. (28) Stone, clay and glass products. (29) Metals and allied products. (30) Printing, publishing and allied industries. (31) Welding and machine shops. (32) Crematoriums. (33) Boat sales and service. (34) Trailer sales and service. (35) Mobile home sales lot. (36) Car wash. (37) Self-supporting transmission tower. 	<ul style="list-style-type: none"> (1) Salvage yards. (2) Customary accessory uses and structures clearly incidental to one or more permitted uses and structures. (3) Resource Development Activities. (4) Guyed mast transmission tower. 	<p>Subsection 5, specifically:</p> <ul style="list-style-type: none"> a. Such uses be enclosed by a fence at least 80% opaque higher than the elevation of stored materials when such uses are within five (5) miles of the delimited urbanized area or within 660 ft. of a county, state or federal highway. <p>Subsection 5, specifically:</p> <ul style="list-style-type: none"> a. A plan for protection of adjacent properties and the public interest, particularly regarding water and air pollution shall be submitted. <p>Subsection 5, specifically:</p> <ul style="list-style-type: none"> a. A land reclamation plan shall be submitted demonstrating that upon termination of the activity, the land shall be returned to a condition that will allow an effective reuse comparable to surrounding properties. <p>Subsection 5, specifically:</p> <ul style="list-style-type: none"> The base of the tower shall set back from the perimeter property lines a minimum of 20% of the height of the tower 		

DEVELOPMENT STANDARDS

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks*				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Lot Coverage or Floor Area Ratio	b. Building Height
	None	—	—	25 feet	None	25 feet	10 feet		None except 40 ft. within 150 feet of any district restricted to 25 feet or less.

*See Section 9.9.

(Ord. No. 73-0-1361, § 1, 6-26-73; Ord. No. 78-0-1665, § 7, 1 2-19-78; Ord. No. 86-0-2632, § 1, 9-23-86; Ord. No. 88-0-0224, § 13, 3-9-88)

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